

BEG NE COR OF SE1/4, RUN S
404.47 FT, W 1223.56 FT TO E
R/W SHEPHERD RD, NE ALONG R/W

BEAGLE PROPERTIES LLC
P O BOX 3094
LAKE CITY, FL 32056

2026

24-5S-16-03707-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	32,447
TOTALS	1,296			1,296	32,447

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	12	16	1.00	UT	600.00	600.00	
2	0252	LEAN-TO W/	0	0	8	16	128.00	UT	2.00	2.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.98	AC	

REVIEW DATE 11/12/2019 BY BC

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,296	104.3100	62.59	81,117	1997	1997	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr											
48											
27											
BAS											
48											

421 SW SHEPPARD WAY, LAKE CITY

BLD DATE			LGL DATE			04/07/2025		MLU	
XF DATE			LAND DATE						
INC DATE			AG DATE						

TOTAL OB/XF											
7,428											

Total Acres: 10.98 Total Land Value: 104,310 Market: 0 Agricultural: 0 Common: 104,310

COLUMBIA COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		32,447
TOTAL MARKET OB/XF VALUE		7,428
TOTAL LAND VALUE - MARKET		104,310
TOTAL MARKET VALUE		144,185
SOH/AGL Deduction		46,475
ASSESSED VALUE		97,710
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		97,710
TOTAL JUST VALUE		144,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16557	M H	125	02/01/2000
14686	M H	125	11/12/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1391/2198	8/20/2019	WD	Q	I	01	60,000	
GRANTOR: RICHARD CUMMINGS L CU							
GRANTEE: BEAGLE PROPERTIES L							
1388/2304	3/08/2019	QC	U	I	11	100	
GRANTOR: RICHARD & TERESA L CU							
GRANTEE: RICHARD CUMMINGS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W48 S27 E48 N27\$.											

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